

MEMBERS PRESENT: LEONARD KRAWCHECK, WALTER SMALLS, MARGARET SMITH, SANDRA CAMPBELL,
JOHN LESTER, SAM ALTMAN
STAFF PRESENT: LEE BATCHELDER, PENNYE ASHBY, VANESSA ELLINGTON

AGENDA
BOARD OF ZONING APPEALS-ZONING

JUNE 21, 2016 5:15-18 P.M. 2 GEORGE STREET
7:30 P.M.

A. Deferred applications from previously advertised BZA-Z agendas. For information call 724-3781.

1. No Deferred Applications.

B. New Applications:

1. 1679 PIERCE ST. (DANIEL ISLAND) (277-08-01-051) APP. NO. 166-21-B1
- Request variance (after-the-fact) from Sec. 54-263 (Daniel Island Master Plan) to allow an hvac platform to encroach 3.4-ft. into the required 10-ft. setback from the visual buffer zone.
Zoned DI-R.
Owner/Applicant-Jason Esposito

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 6 AGAINST 0

2. 70 ASHE ST. (CANNONBOROUGH/ELLIOTBOROUGH) APP. NO. 166-21-B2 (460-08-01-027)
- Request variance from Sec. 54-301 to allow a stair and landing addition with a 54% lot occupancy (50% lot occupancy limit; existing lot occupancy is 47%).
Zoned DR-2F.
Owner-Carter Bass/Applicant-R-K Engineers

APPROVED 0 WITHDRAWN 0
DISAPPROVED XX DEFERRED 0

MOTION: Disapproval.

MADE BY: S.Altman SECOND: W.Smalls VOTE: FOR 6 AGAINST 0

3. 2335 SUNNYSIDE AVE. (WAGENER TERRACE) APP. NO. 166-21-B3 (463-07-00-059)
- Request special exception under Sec. 54-110 to allow a sunroom/landing/stair addition that extends a non-conforming 4-ft. west side setback (9-ft required).
Request variance from Sec. 54-301 to allow a garage\landing/stair additions with a 5-ft. 7-inch east side setback (9-ft. required).
Zoned SR-2.
Owner-Jeremiah Bacon/Applicant-David Thompson, Architect

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: M.Smith SECOND: S.Campbell VOTE: FOR 5 AGAINST 0
*L.Krawcheck recused

4. 10 MIDDLETON PL. (WAGENER TERRACE) APP. NO. 166-21-B4
(463-11-04-079)

Request special exception under Sec. 54-110 to allow the horizontal and vertical extension of a non-conforming building footprint (single-family residence) that extends the non-conforming 1-ft. north side setback, 4.5-ft. south side setback and 5.5-ft. total side setback (9-ft., 9-ft. and 18-ft. required).
Zoned SR-2.

Owner/Applicant-Bryan Bryant

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Altman SECOND: J.Lester VOTE: FOR 4 AGAINST 2
*M.Smith
*S.Campbell

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5. 865 DUNHAM ST. (DANIEL ISLAND) (275-06-02-052) APP. NO. 166-21-B5

Request variance from Sec. 54-283 (Daniel Island Master Plan) to allow construction of a single-family residence with portions of the building footprint encroaching into the required 10-ft. setback from the visual buffer zone.
Zoned DI-R.

Owners-Doug & Athezia Haugh/Applicant-Joel Adrian

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: S.Campbell SECOND: S.Altman VOTE: FOR 6 AGAINST 0

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6. 36 BENNETT ST. (HARLESTON VILLAGE) APP. NO. 166-21-B6
(457-02-04-022)

Request variance from Sec. 54-301 to allow an hvac platform with a 6-ft. east side setback and a 17.5-ft rear setback (9-ft. and 25-ft. required).
Zoned SR-2.

Owner-36 Bennett Street Associates, LLC/Applicant-Hagood Morrison

APPROVED XX WITHDRAWN 0
DISAPPROVED 0 DEFERRED 0

MOTION: Approval.

MADE BY: W.Smalls SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

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7. 1285 ASHLEY HALL RD.(MEMMINGER HALL) APP. NO. 166-21-B7
(351-11-00-035)

Request special exception under sec. 54-206 to allow a daycare center as an accessory use to an existing church in a SR-1 (Single-Family Residential) zone district.

Owner-Pine Crest Baptist Church

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: M.Smith SECOND: S.Campbell VOTE: FOR 6 AGAINST 0

8. 145 EAST BAY ST. (FRENCH QUARTER) APP. NO. 166-21-B8
(458-09-01-008)

Request use variance from Sec. 54-203 to allow a 3-story office building to extend 30-ft. into the area zoned SR-5.
Request variance from Sec. 54-306 to allow an office building with a maximum height of 55-ft. to extend 28-ft. 3-inches into Old City Height District 50/25.
Zoned SR-5/LB.
Owner-Mitch Norville/Applicant-Stephen Ramos, LS3P

APPROVED	0	WITHDRAWN	0
DISAPPROVED	XX	DEFERRED	0

MOTION: Disapproval of use variance.
MADE BY: S.Campbell SECOND: S.Altman VOTE: FOR 6 AGAINST 0

MOTION: Disapproval of height variance.
MADE BY: S.Campbell SECOND: S.Altman VOTE: FOR 6 AGAINST 0

9. 55 AND 551/2 EAST BAY ST. (CHARLESTOWNE) APP. NO. 166-21-B9
(458-13-01-068)

Request special exception under Sec. 54-110 to allow a 1-story addition (kitchen) that extends a non-conforming 2.5-ft. north side setback (3-ft. required).
Zoned SR-4.
Owners-William & Elizabeth Fort/Applicant-Dufford Young Architects

APPROVED	XX	WITHDRAWN	0
DISAPPROVED	0	DEFERRED	0

MOTION: Approval.

MADE BY: W.Smalls SECOND: M.Smith VOTE: FOR 6 AGAINST 0

For more information, contact the Zoning and Codes Division Office at 724-3781.

In accordance with the American with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.